

# RESIDENTIAL DEVELOPMENT SITE FOR SALE

*Great Location East of USC and South of DTLA*

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum



455-465 E 31ST ST, LOS ANGELES, CA 90011 | 13,600± SF OF LAND

- Potential Residential Development Site
- Located 1-Mile East of USC and 1-Mile South of DTLA
- 13,600± SF of Total Land



Exclusively offered by

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# 455-465 E 31ST STREET LOS ANGELES, CA 90011

## Property Details

455 E 31st Street

Land Use:	Light Industrial
Building Area:	1,932± Sq.Ft.
Year Built:	1936
Land Area:	3,635± Sq.Ft.
Zoning:	LA RD2
Assessor's Parcel #:	5128-006-024

459 E 31st Street

Land Use:	Light Industrial
Building Area:	2,292± Sq.Ft.
Year Built:	1932
Land Area:	3,605± Sq.Ft.
Zoning:	LA RD2
Assessor's Parcel #:	5128-006-023

465 E 31st Street

Land Use:	Light Industrial
Building Area:	5,610± Sq.Ft.
Year Built:	1922
Land Area:	6,359± Sq.Ft.
Zoning:	LA RD2
Assessor's Parcel #:	5128-006-022

*Note: A portion of the warehouse building is on the 459 E 31st Street parcel (the warehouse totals 7,800± sq.ft.)*

## Property Highlights

- 9,834± sq.ft. of buildings on 13,600± sq.ft. of land
- Existing mixed-use parcels: Warehouse plus two single-family residences (currently vacant)
- Located at the northwest corner of East 31st Street and Trinity Street
- One mile east of the USC campus and Exposition Park
- One mile south of Downtown Los Angeles
- ED1: Unlimited density for 100% affordable (buyer to verify)
- The zoning for the properties is RD2, which allows for one-family dwellings; two-family dwellings; multiple dwellings or group dwellings; apartment houses; and park, playgrounds or community centers, owned and operated by a governmental agency. However, the current land use for all of the parcels is light industrial, and the County use is light manufacturing.
- Buyer to verify any and all information with the City and its licensed third-party experts

**Offering Price: ~~\$2,500,000~~ \$2,100,000**  
**(\$154.41 Per SF Land)**

# 465 E 31st Street Photo



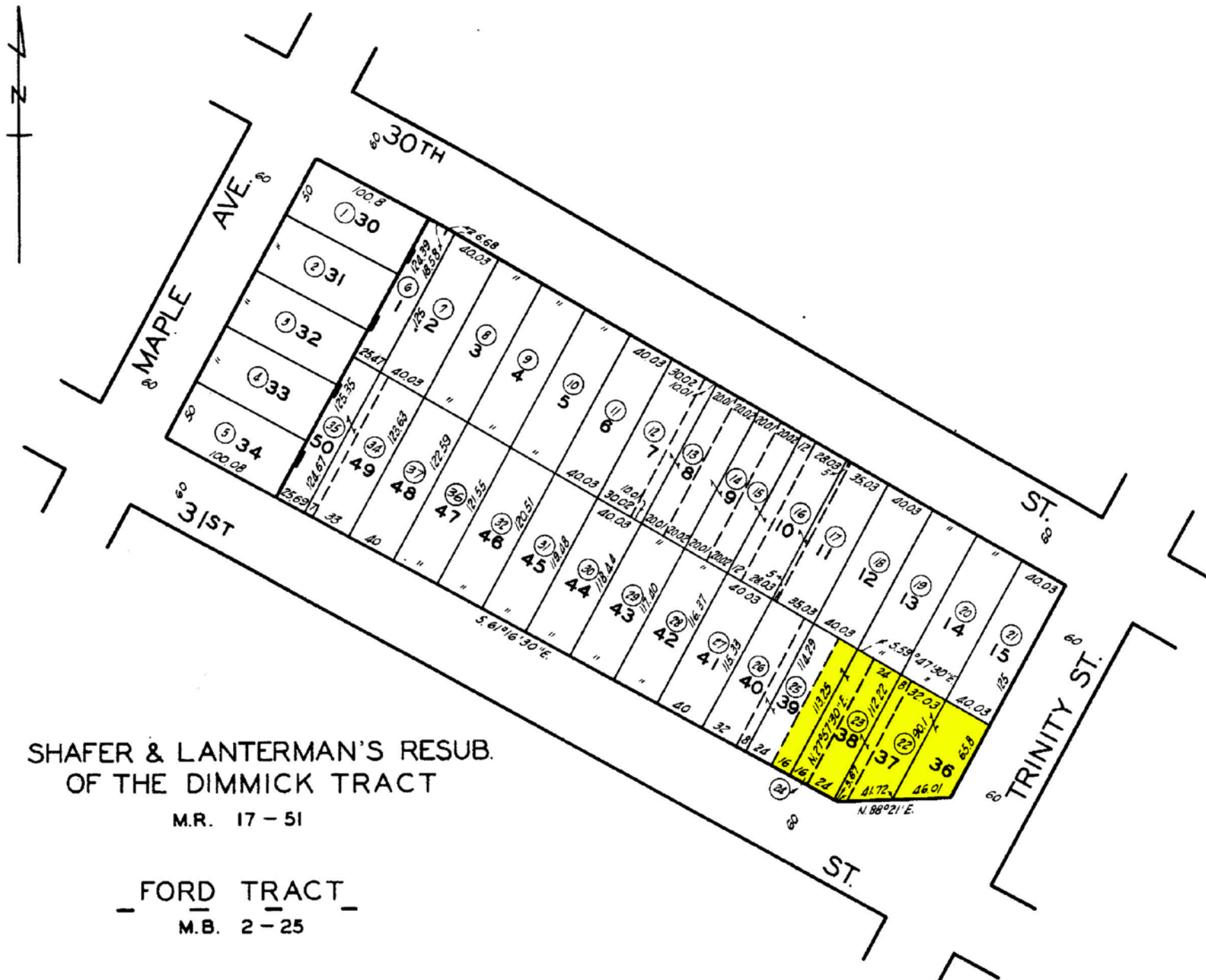
# 455-459 E 31st Street Photo



Aerial Photo



# Plat Map

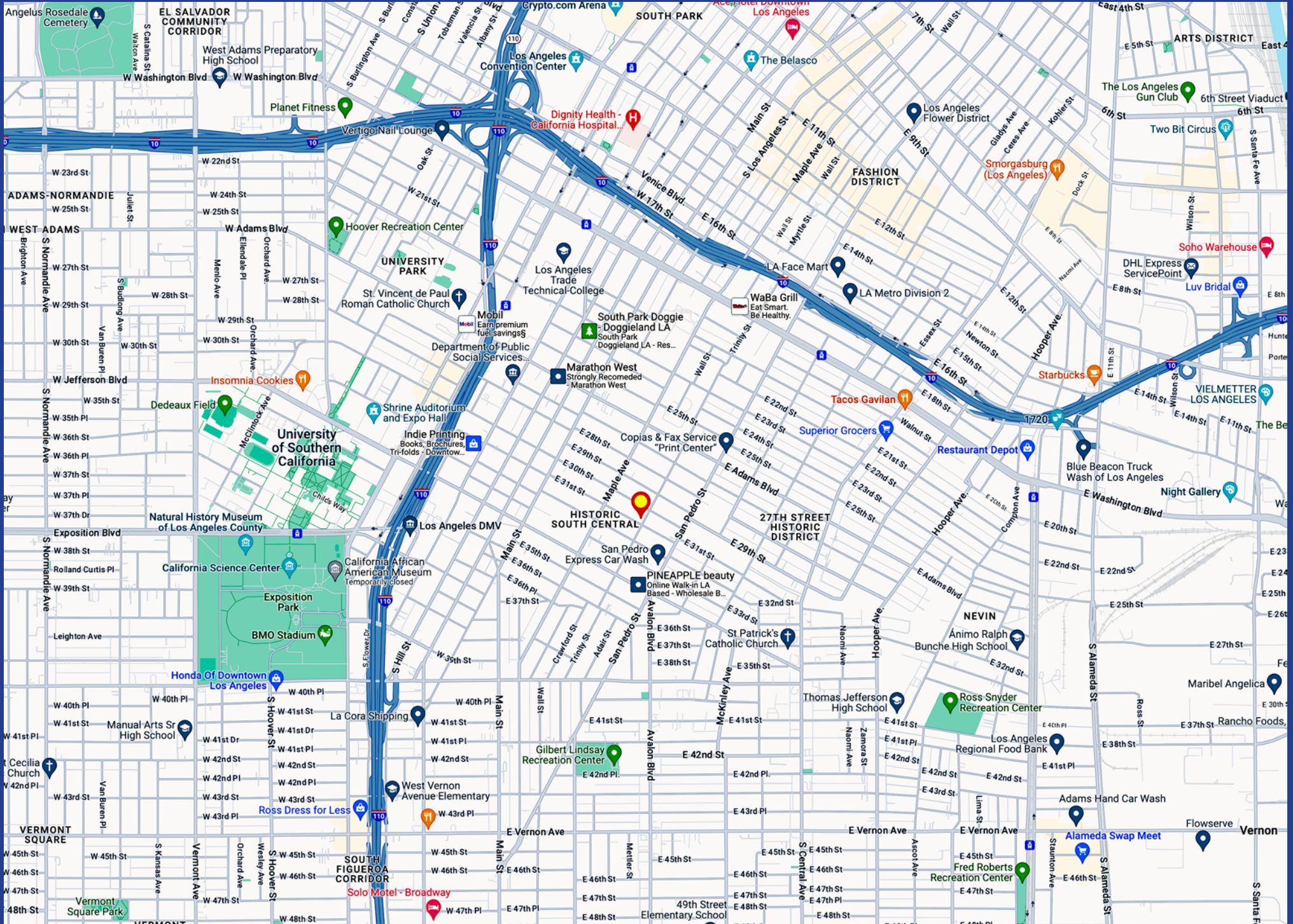


SHAFER & LANTERMAN'S RESUB.  
OF THE DIMMICK TRACT

M.R. 17 - 51

FORD TRACT  
M.B. 2 - 25

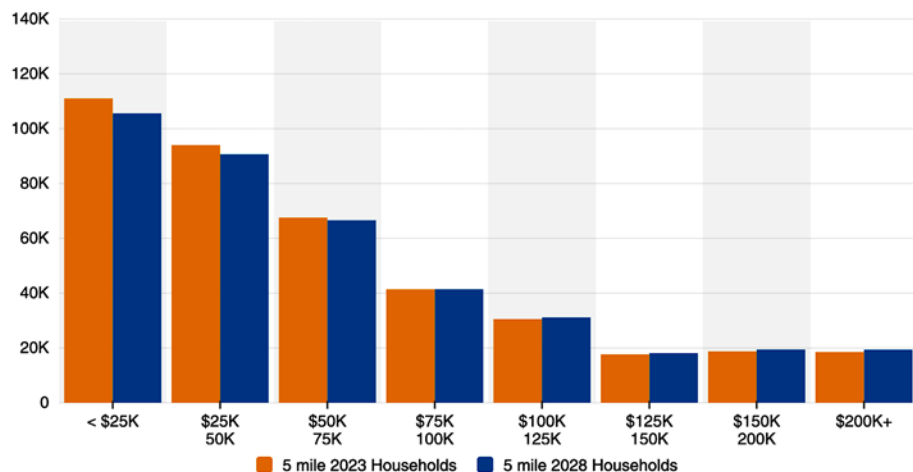
# Area Map



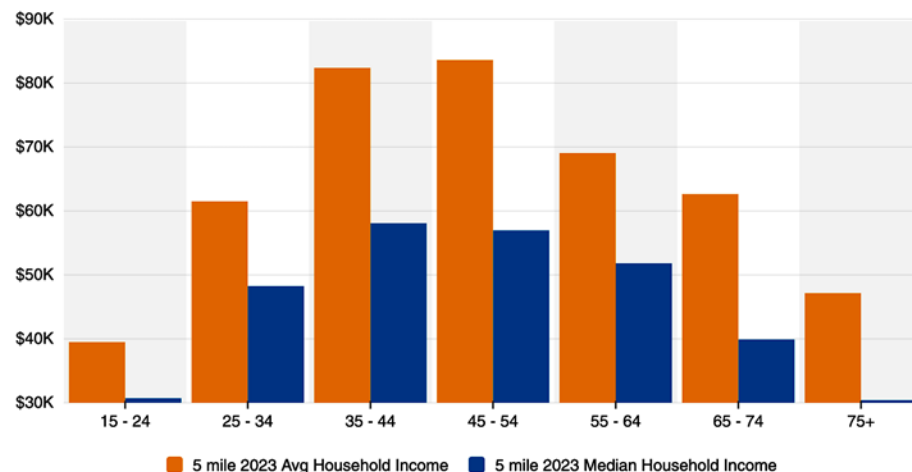


# Neighborhood Demographics

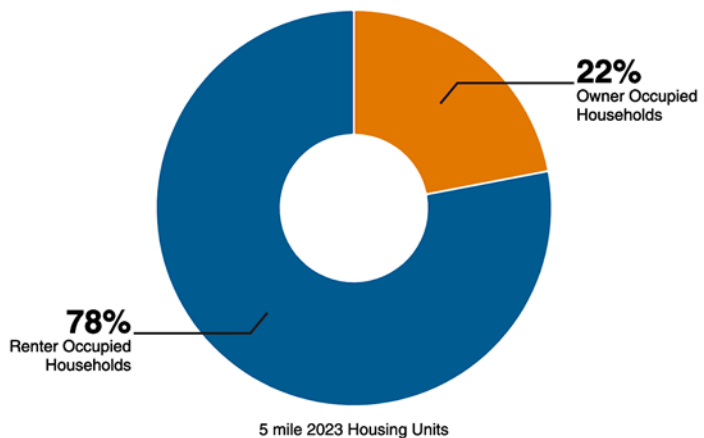
Household Income



Household Income By Age



Housing Occupancy



Home Values

